

**Prepared by:**  
Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Ter  
Lake City, FL 32055

Inst: 202112010745 Date: 05/27/2021 Time: 12:25PM  
Page 1 of 3 B: 1438 P: 1848, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy ClerkDoc Stamp-Deed: 105.00

4-10547

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 24 day of May, 2021, by Eric Antonia Akins, Sr. hereinafter called the grantor, to Kierra Thomas, whose address is: 422 SW Wilson Springs Road, Fort White, FL 32038 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

**See Exhibit "A" Attached Hereto and by this Reference Made a Part Hereof.**

**The above described property is not, nor has it ever been the Homestead of the Grantor.**

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence;

Jordan A. Hallock  
Witness:

Jordan A. Hallock  
Printed Name:

Eric A. Akins Sr.  
Eric Antonia Akins, Sr.

Michael H. Hallock  
Witness:

Michael H. Hallock  
Printed Name:

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of May, 2021 by Eric Antonia Akins, Sr. personally known to me or, if not personally known to me, who produced DL as identification.



(Notary Seal)

Jordan A. Hallock  
Notary Public  
State of Florida  
Comm# HH123233  
Expires 4/27/2025

Jordan A. Hallock  
Notary Public

ATT #10547

Exhibit "A"

Parcel No. 5

Commence at the Northwest corner of Block F, TOWN OF FT. WHITE, Columbia County, Florida and run thence S 3°11'59" W along the West line of said Block F, 639.17 feet to the POINT OF BEGINNING, thence continue S 3°11'59" W along said West line of Block F, 141.70 feet; thence S 87°18'58" E, 119.89 feet to the West Right-of-Way line of Hill Road (60' R/W) thence N 2°40'11" E along said West Right-of-Way line, 12.91 feet, thence N 13°22'44" E along said West Right-of-Way line, 343.11 feet; thence N 86°48'01" W, 140.40 feet; thence S 3°11'59" W, 210.00 feet, thence N 86°48'01" W, 40.00 feet to the POINT OF BEGINNING.

Subject to existing Right-of-Way Easement.